

ORDINANCE _____

AN ORDINANCE relating to land use and zoning; amending the title of Chapter 23.41; amending Sections 23.41.002, 23.41.008, and 23.41.010 of the Seattle Municipal Code to clarify the purpose and intent of Design Review and the authority and scope of the Design Review Board; adopting updated Seattle Design Guidelines for citywide application, except for Downtown; and adopting reformatted neighborhood-specific design guidelines.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The title of Chapter 23.41 of the Seattle Municipal Code, established by Ordinance 116909, is amended as follows:

Chapter 23.41 ((~~EARLY PROJECT IMPLEMENTATION~~)) DESIGN REVIEW

Section 2. The preamble to and subsection A of Section 23.41.002 of the Seattle Municipal Code, which section was last amended by Ordinance 116909, are amended as follows:

23.41.002 Purpose and intent((;))

~~((The purpose of this chapter is to implement the policies contained in Council Resolution 28757, establishing design review as the first element of the Early Project Implementation Program. Design review is intended to:))~~ The purpose and intent of Design Review is to:

A. ~~((Encourage better design and site planning to help ensure that new development enhances the character of the city and sensitively fits into neighborhoods, while allowing for diversity and creativity; and))~~ Foster site planning and project design that enhances the character of the city, and is complementary to the natural, built, and planned context for new development; and

* * *

Section 3. Subsection A of Section 23.41.008 of the Seattle Municipal Code, which section was last amended by Ordinance 121475, is amended as follows:

23.41.008 Design Review Board((;))

A. Authority and Scope of the Design Review Board. The Design Review Board shall have the authority to review all projects meeting the criteria for required design review. The scope of the Design Review Board extends to review of all aspects of the siting and design of projects such as:

1. Location on the site and its identification of and relationship to its natural features or systems;

2. Issues of compatibility with existing or planned development, and project massing and scale;

3. Quality and features of public or open space, where they are required by law, within the project site; and

4. The architectural and open space concepts of the project as a whole and their relationship to one another.

5. ((Role of the Design Review Board.)) The Design Review Board shall ((be convened for the purpose of)) also have the authority to ((reviewing all development subject to design review. To accomplish this purpose, the Design Review Board shall)):

Seattle Design Guidelines" or "Guidelines for Downtown Development, 1999", the neighborhood design guidelines prevail.

B. The following Neighborhood design guidelines are approved:

1. "University Community Design Guidelines, ((2000)) 2011;"
2. "Pike/Pine Urban Center Village Design Guidelines, ((2010)) 2011;"
3. "Roosevelt Urban Village Design Guidelines, ((2000)) 2011;"
4. "Ballard Municipal Center Master Plan Area Design Guidelines, ((2000)) 2011;"
5. "West Seattle Junction Urban Village Design Guidelines, ((2004)) 2011;"
6. "Green Lake Neighborhood Design Guidelines, ((2004)) 2011;"
7. "Admiral Residential Urban Village Design Guidelines, ((2002)) 2011;"
8. "South Lake Union Neighborhood Design Guidelines, ((2005)) 2011;"
9. "Northgate Urban Center and Overlay District Design Guidelines, ((2010)) 2011;"
10. Belltown Urban Center Village Design Guidelines, ((2004)) 2011;
11. Wallingford Neighborhood Design Guidelines, ((2005)) 2011;
12. Capitol Hill Neighborhood Design Guidelines, ((2005)) 2011;
13. Greenwood/Phinney Neighborhood Design Guidelines, ((2005)) 2011;
14. Othello Neighborhood Design Guidelines, ((2005)) 2011;
15. North Beacon Hill Design Guidelines, ((2006)) 2011;
16. North District/Lake City Guidelines, ((2006)) 2011;
17. Morgan Junction Neighborhood Design Guidelines, ((2007)) 2011;
18. Upper Queen Anne Neighborhood Design Guidelines, ((2009)) 2011; and
19. Uptown Neighborhood Design Guidelines, ((2009)) 2011.

Section 5. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of its application to any person or circumstance, shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2011, and signed by me in open session in authentication of its passage this ____ day of _____, 2011.

President _____ of the City Council

Approved by me this ____ day of _____, 2011.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2011.

City Clerk

(Seal)

Attachment 1: Seattle Design Guidelines
Attachment 2: Neighborhood Design Guidelines